

## BUDLEIGH SALTERTON TOWN COUNCIL

**MINUTES** of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 10 March 2025 at 7.00pm.

### **PRESENT**

Cllr S J Horn (Chair)  
Cllr J S Billington  
Cllr A F Chaplin  
Cllr S P Cook  
Cllr R J Doorbar  
Cllr P Manfield  
Cllr D Walsh

**In Attendance:** Mrs A Gater-Wildgust (Town Clerk).

### **24.476 Public Speaking Time**

No members of the public spoke.

### **24.477 Apologies for Absence**

Apologies were received and accepted from Cllr M P Lewis, Cllr G Woodcraft, District Cllr C Fitzgerald.

### **24.478 Declarations of Interests in Items on the Agenda**

No interests were declared.

### **24.479 Minutes**

The Minutes of the Meeting of the Planning Committee held on 24 February 2025 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

### **24.480 East Devon District Council: Planning Applications**

Application No: 25/0203/FUL

Location: Co-Op Food Store, 21-23 High Street, EX9 6LD

Proposal: Replacement roof mounted refrigeration plant, replacement access stair, replacement access door

Letters Received: None at the time the observations were made

Observations: This council supports the application, noting the proposed reduction in noise levels from the new units, which will output 25 decibels as opposed to the current 42 decibels. Members request that this reduction be verified following installation to ensure compliance with the proposed noise levels.

Additionally, members have taken note of concerns regarding the timing of works and the potential impact of noise during construction. We trust that any planning approval will take these concerns into consideration and address them appropriately to minimise disruption to the local community.

Application No: 25/0332/LBC

Location: Peartree Cottage, Ryll Lane, EX9 6PF

Proposal: Replace 2no. windows at ground floor and 3no. window at first floor on front south elevation

Letters Received: None at the time the observations were made

Observations: This council supports the application

Application No: 25/0402/FUL  
Location: 4 West Hill Lane, EX9 6AA  
Proposal: Three storey extension on the North West elevation  
Letters Received: None at the time the observations were made  
Observations: This council does not support the application. Concerns have been raised regarding the proposed extension to house the lift shaft, namely the aesthetic impact it would have. Members believe that the design of the extension is not in keeping with the overall character and appearance of the property, and it would disrupt the visual harmony of the existing structure. We encourage further consideration of the design to ensure that any additions are in line with the property's established aesthetic.

#### **24.481 East Devon District Council: Planning Applications – Amended Plans**

Application No: 24/2534/FUL  
Location: 5 Swains Road, EX9 6HZ  
Proposal: Removal of conservatory and garage to be replaced with single storey rear extension and single storey side extension with roof lights on the northern elevation  
Letters Received: None at the time the observations were made  
Observations: It was noted after the meeting that the proposal had been considered with the roof terrace included, which, in fact, was not part of the consideration. The proposal actually included a minor change to the application previously supported in Min 24.426

Application No: 24/2607/FUL  
Location: The Coach House, Park Lane, EX9 6QT  
Proposal: Proposed detached garage and parking area  
Letters Received: Three letters of objection at the time the agenda was prepared  
Observations: This council does not support the application. There are significant concerns regarding the access arrangements, which are considered to be worse and less safe compared to the existing setup. Specifically, the proposed reverse-in or reverse-out access onto a blind corner raises safety issues, which we believe need to be addressed.

Application No: 25/0056/FUL  
Location: 52 East Budleigh Road, EX9 6EJ  
Proposal: Erection of greenhouse in front garden  
Letters Received: None at the time the agenda was prepared  
Observations: This council supports the application

#### **24.482 East Devon District Council: Planning Decisions – Approval**

Application No: 24/2577/FUL  
Location: 51 High Street, EX9 6LG  
Proposal: Proposed part Change of Use of existing ground, first & second floor commercial offices (Use Class E) to 3No. dwellings (Use Class C3) Remaining ground floor space to be retained as a commercial unit (Use Class E). New dormer on rear elevation, and replacement windows

Application No: 24/2661/FUL  
Location: 10 Marine Parade, EX9 6NS  
Proposal: Terraced landscaping to rear garden

Application No: 25/0001/FUL  
Location: 4 Knowle Hill, EX9 7AL  
Proposal: Replacement single storey rear extension, enlarged front porch and first floor side extension

Application No: 25/0121/FUL  
Location: 35 Greenway Gardens, EX9 6SW  
Proposal: Proposed single storey side extension

#### **24.483 East Devon District Council: Planning Decisions – Refusal**

Application No: 24/2680/FUL  
Location: 10 Marine Parade, EX9 6NS  
Proposal: Single storey rear extensions and new 2nd floor extension with conservation rooflights and second storey side windows (with translucent glazing)

#### **24.484 Planning Inspectorate: Result of Appeal**

Application No: 24/0640/FUL  
Location: Lily Farm Vineyard, Dalditch Lane, EX9 7AH  
Development: Construction of managers' accommodation and extension to Lily Farm Vineyard business premises  
Decision: The Appeal is dismissed

#### **24.485 Any other Business at the Chair's Discretion**

Members discussed concerns regarding how best to express objections to the Exmo\_20 development, as there was currently no clear mechanism for doing so. It appeared the only way to address this is through the response to the East Devon Local Plan, as part of their Regulation 19 consultation. Cllr Doorbar referred to an East Devon District Council (EDDC) Strategic Planning meeting he attended in September 2024, and acknowledged the pressure EDDC is under to deliver housing and the risk of imposed housing developments if sites are not brought forward.

Cllr Billington shared that she had been in contact with National Landscapes, who, although not legally required to be consulted, have raised concerns about the potential impact of the development on the landscape. These concerns pollution, (from roads and lights) and the lack of footpaths and cycle paths. There are also worries about the effect on Budleigh Salterton's roads, particularly the High Street, which could be overburdened by cars accessing LORP.

It was noted that Budleigh Salterton, a direct neighbour of Exmo\_20, has not been consulted on the development. Councillors expressed a desire to involve the local community in lobbying EDDC for greater accountability and to ensure the completion of the Reg 19 consultation. Cllr Doorbar emphasised the importance of the council being clear on its position.

There was some confusion regarding whether the development falls within the National Landscape, as published maps show the National Landscape area across the B3179. However, verbal confirmation from National Landscapes suggests it does not include this area.

While some councillors recognise potential positives in Exmo\_20, they believe this is contingent on the provision of proper infrastructure.  
Cllr Billington reviewed the papers provided with the members.

There being no further business, the Meeting closed at 8.05pm

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Chair

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Date

Approved